



Mount Baker Court

3601 S McClellan St

Completed: 1930

Zone: NC1-30

Lot Size: 8,735 ft²

Residential Units: 8

Parking Spaces: 8

Commercial Floor Area: 4000 ft²

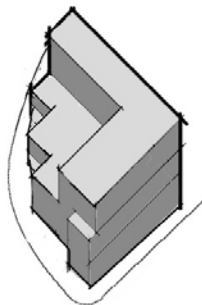
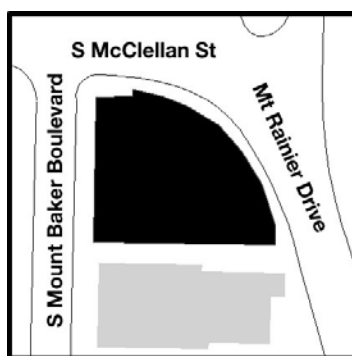
Ground Floor Use: Retail/Restaurant

Pedestrian Amenities: Overhead weather protection, continuous transparency, appropriately scaled garage entrance.

Building Height: Three stories

Principal Street Classification: 2

Type: Mixed Use



Floor Area Ratio FAR (Approx.)

Commercial: .46

Residential: 1.8

Total FAR: 2.3

Project Description:

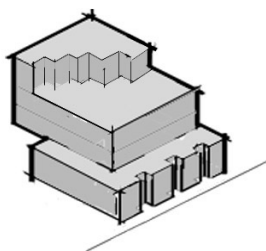
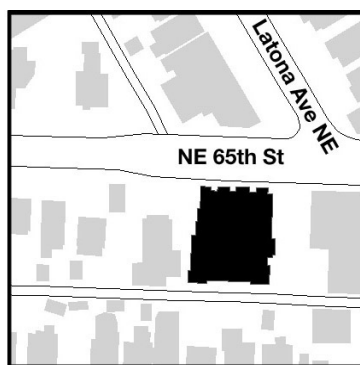
A three story structure designed by distinguished Seattle Architect John Graham Sr. The exterior is clad in a brick with art deco terracotta detailing and metal casement windows. No deck, balconies, or on-site open space is provided.

Findings:

- An exemplary mixed-use project from the 1930's. The structure is highly responsive to the site, demonstrates a masterful use of materials and provides a wealth of pedestrian amenities.
- Deft integration of garage entrance that minimizes pedestrian conflicts and visual impacts.
- Appropriately scaled despite an upper level lot coverage of over 80%

Design Review:

Constructed prior to Design Review.

**225 at Greenlake**225 NE 65th Street**Completed:** 1998**Zone:** NC1-30**Lot Size:** 12,688 ft²**Residential Units:** 14**Parking Spaces:** 31**Commercial Floor Area:** 1,500 ft²**Ground Floor Use:** Retail**Pedestrian Amenities:** Limited by narrow sidewalk.**Building Height:** 4 stories**Principal Street Classification:** 2**Type:** Mixed Use**Floor Area Ratio FAR (Approx.)****Commercial:** .12**Residential:** 1.7**Total FAR:** 1.8**Project Description:**

A four story structure clad in two-tone synthetic stucco above a concrete base with untrimmed vinyl windows. Significant horizontal and vertical modulation along NE 65th St. Parking access through rear alley. No roof top open space.

Design Review:

Permitted prior to initiation of Design Review program.

Findings:

- Over scaled street level commercial is inconsistent with the adjacent commercial context.
- Narrow sidewalks prevent the inclusion of pedestrian amenities
- Ground-level street front modulation has the potential for offering useful spaces but unfortunately falls short
- Vehicle access from alley improves the streetscape.
- Upper level setbacks reduce the perceived bulk from the street – especially useful given the ceiling height of the ground floor



Royal Court

6501 35th Ave NE

Completed: 1989

Zone: NC1-30

Lot Size: 13,310 ft²

Residential Units: 18

Parking Spaces: 19

Commercial Floor Area: 1,500 ft²

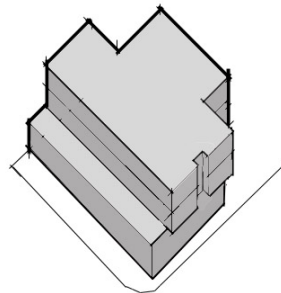
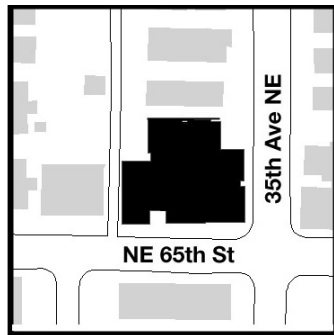
Ground Floor Use: Retail

Pedestrian Amenities: None

Building Height: 3 stories

Principal Street Classification: 2

Type: Mixed Use



Floor Area Ratio FAR (Approx.)

Commercial: .11

Residential: 1.3

Total FAR: 1.4

Project Description:

A three story structure clad in white vinyl above a concrete plinth with horizontal beveled reveals. Parking garage accessed from both 65th Street and 35th Avenue. No rooftop open space.

Design Review:

Built prior to Design Review

Findings:

- Lack of street level permeability.
- Vehicle entrances cross pedestrian route rather than alley.
- Lack of street trees mars streetscape.
- A missed opportunity to strengthen a small neighborhood commercial district and an excellent example of the importance of Design Review.



The Harrison

346 15th Ave E

Completed: 2001

Zone: NC2-40

P2: Pedestrian Street

Lot Size: 9,884 ft²

Residential Units: 19

Parking Spaces: 20

Commercial Floor Area: 4,200 ft²

Ground Floor Use: Retail, Restaurant

Pedestrian Amenities: Wide sidewalks, high level of transparency, outdoor seating, landscaping, planters, and overhead weather protection.

Building Height: Four stories

Principal Street Classification: 2

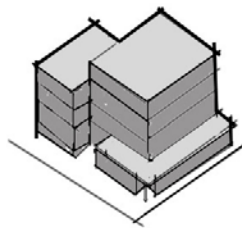
Type: Mixed Use

Floor Area Ratio FAR (Approx.)

Commercial: .42

Residential: 1.3

Total FAR: 1.8



Project Description:

This Capitol Hill Housing Improvement Program project provides 19 units of affordable housing above three ground level commercial units. The residential stories are set back from the front of the building and a trellised rooftop deck above the commercial space provides residential open space.

Findings:

- The project effectively integrates into the adjacent residential and commercial development.
- The street level retail is well -detailed and highly transparent.
- An excellent project improved through Design Review.

Design Review:

Guidelines

- Provide a pedestrian-friendly environment-- consider stepping back the second floor from 15th Ave E.
- Access for vehicles should be from the alley.
- Consider the surrounding architectural styles and relate to the better examples in the neighborhood.

Departures

- Reduction in required open space.
- Elimination of street tree requirement on 15th Ave E
- Elimination of fencing requirement along the alley



The Allegro

4115 Roosevelt Way NE

Completed: 1998

Zone: C1-65

Lot Size: 20,283 ft²

Residential Units: 88

Parking Spaces: 126

Commercial Floor Area: 6,450 ft²

Ground Floor Use: Retail

Pedestrian Amenities: Overhead weather protection.

Building Height: Six stories

Principal Street Classification: 1

Type: Mixed Use

Floor Area Ratio FAR (Approx.)

Commercial: .32

Residential: 3.2

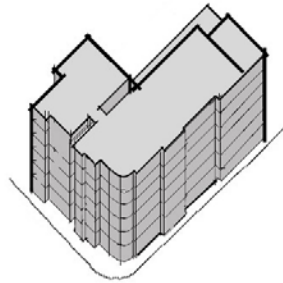
Total FAR: 3.5

Project Description:

A six story structure clad in a multicolored synthetic stucco above a split face CMU base with untrimmed vinyl windows and balustraded openings. Variegated width modulations along Roosevelt and 41st, but little modulation in height. Rooftop provides primary open space.

Findings:

- Pedestrian realm compromised by narrow ROW and lack of upper level modulation.
- More open space along the NE corner of the building would improve streetscape.
- Parking access from 9th Ave might have improved pedestrian environment.



Design Review:

Design Guidance

- Build on Roosevelt emerging pedestrian character
- Emphasize the corner of the building
- Maximize street level glazing
- Design the project with the assumption the site to the west will be redeveloped.
- Use common roof terrace and individual decks to meet open space requirement
- Use of brick along the base is encouraged
- Use sensitivity in the placement of garage entrances.
- Use landscaping to cover blank walls
- Match existing street tree types, spacing and grates.

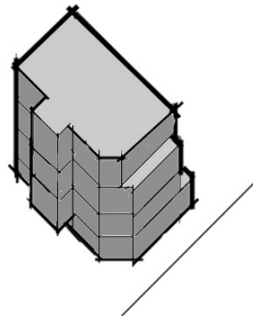
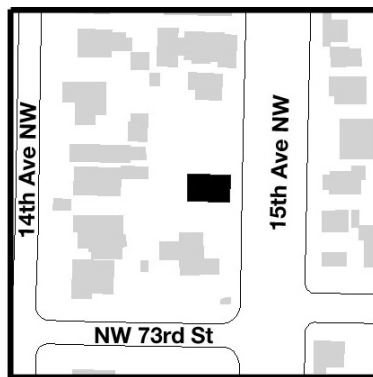
Departures

- Reduce the amount of lineal frontage of commercial use at street level
- Reduce required open space by 2,400 SF
- Reduce required setback from 9th Avenue NE



7311 15th
7311 15th Avenue NW
Completed: 2003

Zone: NC2-40
Lot Size: 4,400 ft²
Residential Units: 8
Parking Spaces: 9
Commercial Floor Area: 805 ft²
Ground Floor Use: Medical Services
Pedestrian Amenities: Limited due to narrow sidewalk.
Building Height: Four stories
Principal Street Classification: 1



Type: Mixed Use

Floor Area Ratio FAR (Approx.)
Commercial: .18
Residential: 1.9
Total FAR: 2.1

Project Description:

A 4 story structure clad in synthetic stucco above a latticed concrete base with trimmed vinyl windows and prominent cornices. Parking in rear; main entrance from chamfered SE corner.

Findings:

- A narrow sidewalk adjacent to a Class 1 arterial hinders opportunities for a successful pedestrian realm.
- Project marred by a exposed and ill-defined vehicular access and awkward sight triangle.
- Will benefit from future commercial infill.

Design Review:

Design Guidance

- Parking at the rear of the project should be lit 24 a day.
- Landscaping should be employed to screen project from single family zone to the west.

Departures

None



Pike Lofts

303 East Pike Street

Completed: 1998

Zone: NC3-65

Lot Size: 17,700 ft²

Residential Units: 57

Parking Spaces: 80

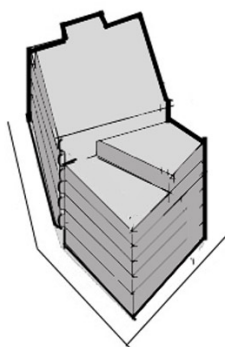
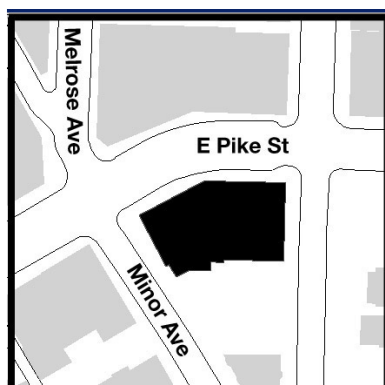
Commercial Floor Area: 5,750 ft²

Ground Floor Use: 2580 ft² retail; 2700 ft² restaurant

Pedestrian Amenities: Overhead weather protection, landscaping, pedestrian lighting (sconces), high level of transparency.

Building Height: Seven stories

Principal Street Classification: 2



Type: Mixed Use

Floor Area Ratio FAR (Approx.)

Commercial: .32

Residential: 3.4

Total FAR: 3.7

Project Description:

Pike Lofts building is located within the Pike/Pine overlay. The project consists of 57 condominium units above three commercial spaces. Open space is located on rooftop decks.

Findings:

- Exceptionally well designed street level storefronts, deft façade articulation and a thoughtful response to an irregular site make this project a model example of a large mixed-use project.

Design Review:

Design Review:

Design Guidance

- The Board was pleased by the direction of the project and no specific guidance or conditions were provided.

Departures

- Reduce the width of two-way driveways to 12'
- Reduce the east bay height to 12'3" from the required 13'
- Increase lot coverage by 87 ft²
- Reduce required open space by .7%
- Provide Street level commercial uses only on E Pike St.



Madison Crossing

1600 E Madison

Completed: 1998

Zone: NC3-65

Lot Size: 19,450 ft²

Residential Units: 24

Parking Spaces: 64

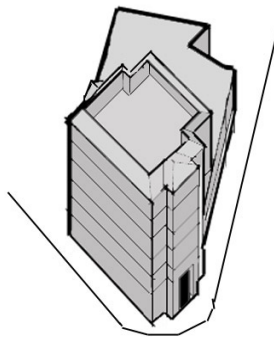
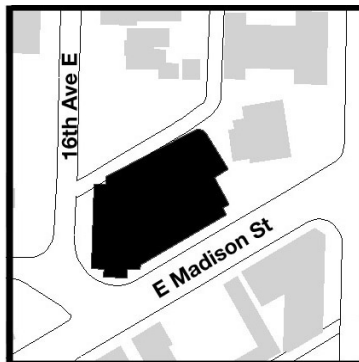
Commercial Floor Area: 14,500 ft²

Ground Floor Use: Retail (Grocery Store)

Pedestrian Amenities: Overhead weather protection, outdoor seating, landscaping, pedestrian lighting (sconces)

Building Height: Six Stories

Principal Street Classification: 1



Type: Mixed Use

Floor Area Ratio FAR (Approx.)

Commercial: .82

Residential: 1.7

Total FAR: 2.5

Project Description:

A six story structure comprised of four levels of apartments above a grocery store. Service access to the grocery store is via the alley. Parking is accommodated in a two story parking structure located on the NE corner of the site.

Findings:

- A successful mixed-use project, despite the use of less costly exterior finishes.
- Effective vertical and horizontal modulation.
- Like elsewhere along Madison the pedestrian realm is compromised by narrowness of the ROW

Design Review:



Capitol Steps

1633 Bellevue Avenue

Completed: 1997

Zone: NC3-65

Lot Size: 15,750 ft²

Residential Units: 62

Parking Spaces: 69

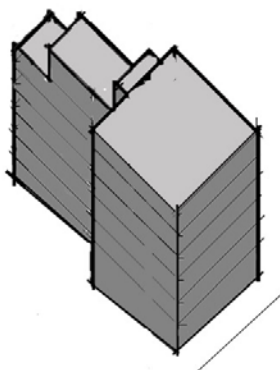
Commercial Floor Area: 8,000 ft²

Ground Floor Use: Office

Pedestrian Amenities: None

Building Height: Six stories

Principal Street Classification: 3



Type: Mixed Use

Floor Area Ratio FAR (Approx.)

Commercial: .51

Residential: 3.2

Total FAR: 3.7

Project Description:

A six story structure clad in white vinyl above a unadorned concrete base with untrimmed vinyl windows and a combination of covered and uncovered decks.. Vehicle access is from both Melrose and Bellevue Avenues.

Design Review:

Pre Design Review

Findings:

- This project suffers from a paucity of pedestrian amenities, lackluster exterior finishes, and insensitive blank walls and vehicle entrances.
- A lack of reinforcement of the existing streetscape and neighborhood context.
- Clearly could have benefited from Design Review



Elliott Bay Condos

524 6th Ave. W

Completed: 1997

Zone: C2-40

Lot Size: 13,240

Residential Units: 29

Parking Spaces: 44

Commercial Floor Area: 4,775 ft²

Residential Floor Area: 19,707 ft²

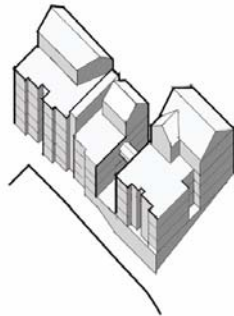
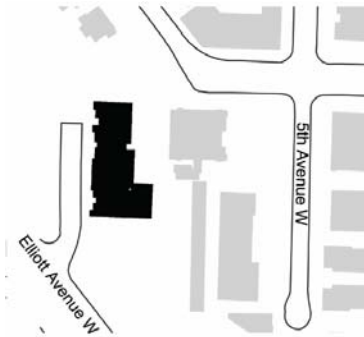
Ground Floor Use: Parking, Residential Lobby, Office

Pedestrian Amenities: Landscaping

Building Height: 5 stories

Principal Street Classification: N/A

Type: Mixed Use



Floor Area Ratio FAR (Approx.)

Commercial: 0.36

Residential: 1.49

Total FAR: 1.85

Project Description:

A 4 and 5 story mixed-use structure on a steep site, on a dead end street off Elliott Way. Street-level office space half a story-below grade. Parking garage access from the street.

Findings:

- Modulation breaks up what would otherwise be a very long building.
- Building overhangs combined with a narrow sidewalk create an oppressive pedestrian environment.
- The lack of a prominent commercial use at the ground floor results in the appearance of a residential-only structure.

Design Review:



1800 Eastlake Ave

Completed: 1990

Zone: C1-40

Lot Size: 15,835 ft²

Residential Units: 30

Parking Spaces: 116

Commercial Floor Area: 12,881 ft²

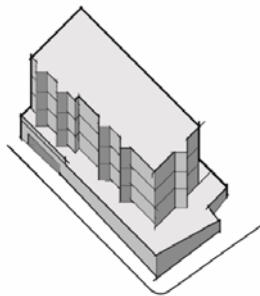
Residential Floor Area: 26,022 ft²

Ground Floor Use: Retail, Office, Hotel

Pedestrian Amenities:

Building Height: Four stories

Principal Street Classification: N/A



Type: MIXED USE

Floor Area Ratio FAR (Approx.)

Commercial: 0.81

Residential: 1.64

Total FAR: 2.45

Project Description:

A 4 and 5 story mixed-use structure on a steep site, on a dead end street off Elliott Way. Street-level office space half a story-below grade. Parking garage access from the street.

Findings:

- The façade is mostly without ornamentation or details, giving the building a fairly austere feeling.
- The setbacks and modulation of the upper stories moderately improve the building's austerity.
- The project could have much more identity and character, and likely could have greatly benefited from the Design Review program.

Design Review:

This project began its permit review prior to the initiation of the Design Review program.



Fremont Village Square

3601 Fremont Ave N

Completed: 1996

Zone: NC3-40

Lot Size: 16,656 ft²

Parking Spaces: 36

Commercial Floor Area: 10,433 ft²

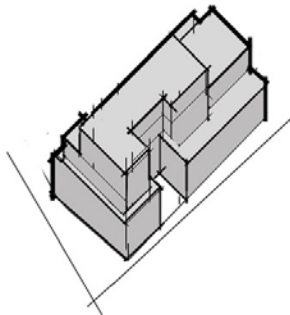
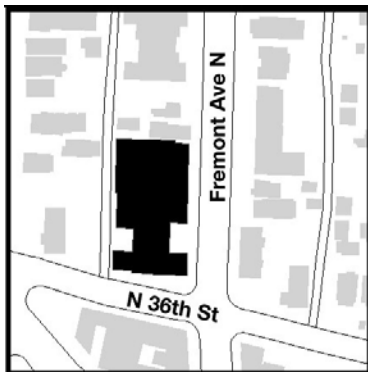
Ground Floor Use: Grocery Store, Restaurants

Upper level Use: 16456 ft² administrative office

Pedestrian Amenities: Outdoor seating, landscaping, street-edge-commercial, planters, wide sidewalk, overhead weather protection.

Building Height: 3 Story

Principal Street Classification: 2



Type: Commercial

Floor Area Ratio FAR (Approx.)

Commercial: 1.15

Residential: N/A

Total FAR: 1.1

Project Description:

A three story commercial structure clad in synthetic stucco above a brick base. The top two floors contain administrative offices; the base includes a grocery store, and restaurants.

Findings:

- Excellent use of horizontal and vertical modulation,
- Inviting pedestrian areas
- Thoughtful use of materials.
- An exemplary commercial project.

Design Review:

Pre Design Review



West Seattle Thriftway

4201 SW Morgan St

Completed: 1998

Zone: NC3-30

Lot Size: 76,650 ft²

Parking Spaces: 103

Commercial Floor Area: 32,000 ft²

Ground Floor Use: Grocery Store, Coffee shop

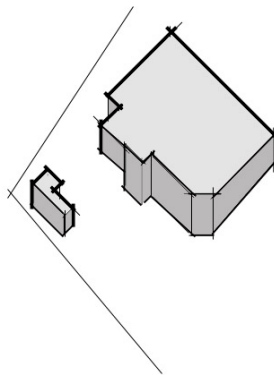
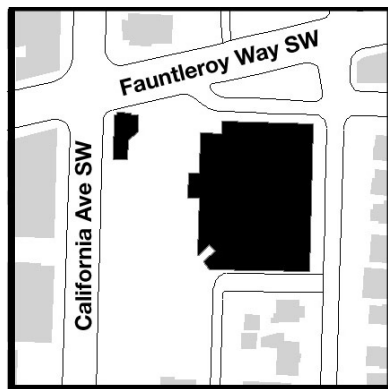
Upper level Use: N/A

Pedestrian Amenities: Outdoor seating, landscaping, street-edge-commercial

Building Height: 1 Story

Principal Street Classification: 3

Type: Commercial



Floor Area Ratio FAR (Approx.)

Commercial: .42

Residential: N/A

Total FAR: .4

Project Description:

This large grocery store is clad in a variety of colored concrete masonry units with steel detailing and storefront fenestration. This project included a stand-alone 800 ft² coffee shop at the intersection of California and SW Morgan.

Findings:

- Locating surface parking between the main store and California Avenue deadens the pedestrian realm.
- The inclusion of a retail element at the corner improves the pedestrian realm at the key California Morgan intersection.

Design Review:

Design Guidance

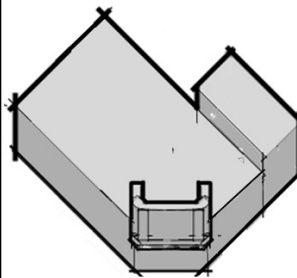
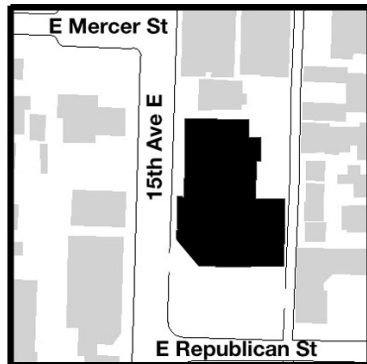
- Give special attention to the treatment of the corner
- Minimize the intrusion of spill over light on adjacent residential neighborhood.
- Use landscaping to screen the structure from adjacent neighbors and be sensitive not to block views with roof elements.
- Employ a straightforward commercial architecture—not a pseudo residential style.
- Blank walls should be mitigated by landscaping and architectural treatments.

Departure

- Parking between the store and California Avenue

**Walgreens # 3101**500 15th Ave East**Completed:** 2002**Zone:** NC2-40

P2 Pedestrian Street

Lot Size: 16,200 ft²**Parking Spaces:** 23**Commercial Floor Area:** 10,800 ft²**Ground Floor Use:** Retail**Upper level Use:** N/A**Pedestrian Amenities:** Illuminated display cases.**Building Height:** 1 Story**Principal Street Classification:** 3**Type:** Commercial**Floor Area Ratio FAR (Approx.)****Commercial:** .67**Residential:** N/A**Total FAR:** .7**Project Description:**

A one story drug store with very limited transparency. Expansive blank walls along 15th Avenue are mitigated by exterior mounted advertising display cases. This substantial renovation was not subject to Design Review.

Findings:

- Surface parking would benefit from landscaping and screening.
- The structure fails to match the existing context and detracts from an otherwise model pedestrian shopping district.

Design Review:

Not applicable because project deemed to be only a change of use.



Lakeside Plaza

7900 East Greenlake Drive North

Completed: 1996

Zone: NC2-40

Lot Size: 21,900 ft²

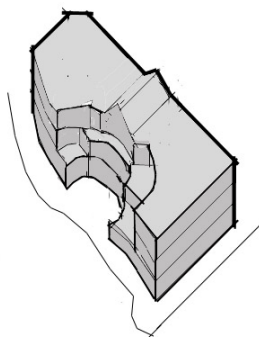
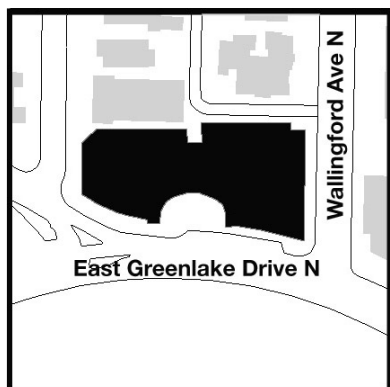
Parking Spaces: 118

Commercial Floor Area: 34,242 ft²

Ground Floor Use: 8,926 ft² restaurant; 8,926 ft² retail

Upper level Use: 16,390 ft² administrative office

Pedestrian Amenities: Landscaping, pedestrian lighting, outdoor seating, overhead weather protection, planters, plaza space, bike racks,
Building Height: 3 Stories
Principal Street Classification: 2



Type: Commercial

Floor Area Ratio FAR (Approx.)

Commercial: 1.56

Residential: N/A

Total FAR: 1.6

Project Description:

A three story structure clad in multicolored synthetic stucco. Retail and restaurant uses are at the street level with two floors of administrative office above.

Findings:

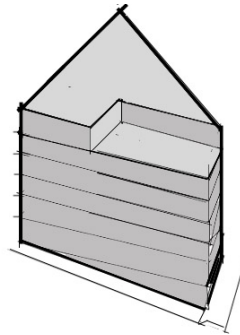
- The design and location of the 'C' shaped forecourt is a model open space and an exemplary pedestrian environment.
- Extensive modulation enhances the southern elevation.

Design Review:

Constructed prior to Design Review

**2014 East Madison**

2014 E Madison Street

Completed: 2003**Zone:** NC3-65**Lot Size:** 5,552 ft²**Parking Spaces:** 13**Commercial Floor Area:** 15,737 ft²**Ground Floor Use:** Administrative Office**Upper level Use:** Administrative Office**Pedestrian Amenities:** Landscaping**Building Height:** 4 Story**Principal Street Classification:** 1**Type:** Commercial**Floor Area Ratio FAR (Approx.)****Commercial:** 2.83**Residential:** N/A**Total FAR:** 2.8**Project Description:**

A four story administrative office building clad in beveled horizontal siding above a rough stone masonry plinth.

Findings:

- Madison Street's restricted Right of Way makes the distance between street façade and curb line too narrow to provide a comfortable pedestrian environment.
- Parking entrance adroitly integrated into structure.
- A well proportioned and thoughtfully detailed project.

Design Review:**Design Guidance**

- Make pedestrian entrance focal point of the street.
- Use stone veneer at the building's base.

Departures

None



Rainier Beach Safeway

9250 Rainier Avenue South

Completed: 2003

Zone: C1-40

Lot Size: 225,027 ft²

Parking Spaces: 352

Commercial Floor Area: 52,000 ft²

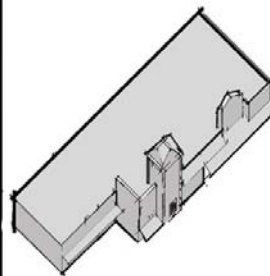
Ground Floor Use: Grocery Store

Upper level Use: NA

Pedestrian Amenity: Street-edge design element.

Building Height: 1 Story

Principal Street Classification: 1



Type: Commercial

Floor Area Ratio FAR (Approx.)

Commercial: .23

Residential: N/A

Total FAR: .2

Project Description:

A single story grocery store clad in multicolored synthetic stucco above a split face CMU base.

Design Review:

Design Guidance:

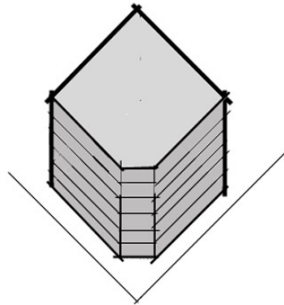
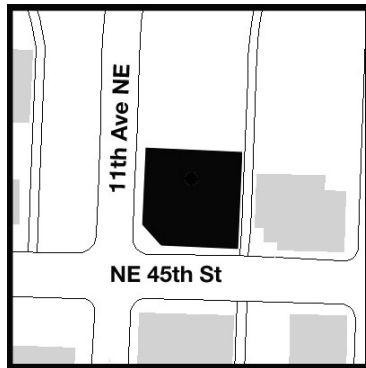
- Greater modulations on the N and E side of building
- Limit auto access off 52nd Ave S.
- Encourage the incorporation of nautical themes into project to strengthen connections to community history and context.
- Use landscape to emphasize pedestrian walkway.
- Additional glazing on west wall of retail space.

Design Departures:

None

Findings:

- The structure is well modulated both vertically and horizontally.
- Thoughtful Design Review input could not overcome the unfortunate decision not to locate the structure adjacent to Rainier Avenue.



45th Street Plaza

1100 NE 45th St

Completed: 2001

Zone: NC3-85

Lot Size: 11,155 ft²

Parking Spaces: 84

Commercial Floor Area: 47,669 ft²

Ground Floor Use: 4,887 ft² restaurant

Upper level Use: 42,812 ft² administrative office

Pedestrian Amenities: Overhead weather protection, high transparency, wide sidewalk at entrance.

Building Height: 6 Stories

Principal Street Classification: 1

Type: Commercial

Floor Area Ratio FAR (Approx.)

Commercial: 4.28

Residential: N/A

Total FAR: 4.3

Project Description:

A six story concrete and steel structure housing five levels of administrative office space above ground level retail. The cornice line is enhanced by a pronounced metal sunshade.

Design Review:

Design Guidance

- Supported the proposed corner entry door and recommended widening the sidewalk at the corner as much as possible due to the high level of pedestrian activity at that corner.
- Recommended that the garage entrance be located as far from the corner as possible to prevent pedestrian/auto conflicts
- Directed that the quality of the cornice for the termination at the top of the building could be an exaggerated sill monument.
- Use of street trees and planters at grade would soften the appearance of the building and enhance the pedestrian environment

Departures

- a 13 foot high loading area instead of the 14 ft height required by the Land Use Code.

Findings:

- The chamfered SW corner helps to clearly identify the main entrance.
- The siting of the structure reinforces the desirable characteristics of the ROW.
- A well designed commercial building improved by Design Review guidance.



King Plaza II

6951 Martin Luther King Jr. Way S

Completed: 2002

Zone: NC3-65

Lot Size: 41,290 ft²

Parking Spaces: 58

Commercial Floor Area: 36,680 ft²

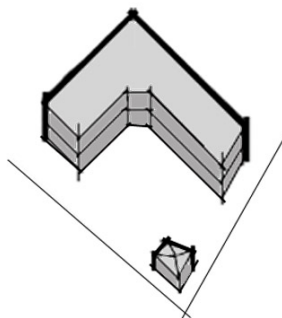
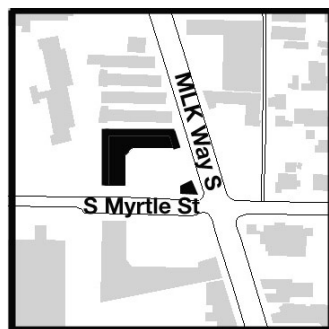
Ground Floor Use: 14,700 ft² retail

Upper level Use: 21,980 ft² customer service office

Pedestrian Amenities: Street-edge-commercial

Building Height: 2 Stories

Principal Street Classification: 1



Type: Commercial

Floor Area Ratio FAR (Approx.)

Commercial: .89

Residential: N/A

Total FAR: .9

Project Description:

A two story structure with a separate single level street edge retail building at the corner of MLK Way S and S Myrtle Street. Uses are primarily administrative services.

Findings:

- A primarily auto-oriented project improved by the addition of a single story street-edge structure.

Design Review:

Design Guidance

- Use architectural massing to help identify the entrance.
- Include windows in upper stories of west façade.
- Increase transparency of the NE corner the structure abutting MLK.
- Use landscaping to mitigate the impact of the parking area on MLK Way and Myrtle Street.

Departures:

None



Northgate North

300 NE Northgate Way

Completed: 2000

Zone: NC3-65

Lot Size: 171,772 ft²

Parking Spaces: Approx. 1000

Commercial Floor Area: 321,757 ft²

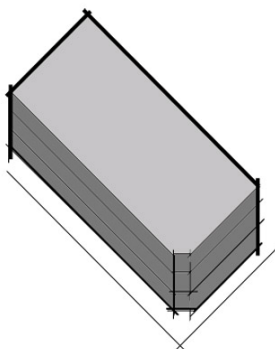
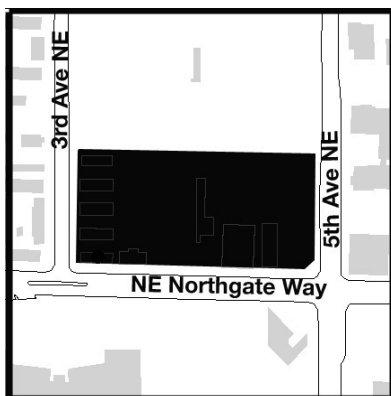
Ground Floor Use: Retail

Upper level Use: Retail

Pedestrian Amenities: Overhead weather protection, street trees, street level transparency along the east and south edges of the structure, wide sidewalks along Northgate Way additional landscaping to buffer project from adjacent residents.

Building Height: 3 Stories

Principal Street Classification: 1(Northgate Way)



Type: Commercial

Floor Area Ratio FAR (Approx.)

Commercial: 2.50

Residential: N/A

Total FAR: 2.5

Project Description:

A steel and concrete vertical big box shopping complex includes four stories of retail and eight stories of parking across Northgate Way from a major regional shopping center.

Findings:

- Chamfered corner helps identify the pedestrian entrance and strengthens the pedestrian realm.
- This project is moderately successful at creating a pedestrian environment in a predominantly auto-oriented commercial district.

Design Review:

Constructed prior to Design Review



Extended Stay America

13140 Stone Ave. N

Completed: 2003

Zone: C2-40

Lot Size: 97,965 ft²

Residential Units: 0

Parking Spaces: 144

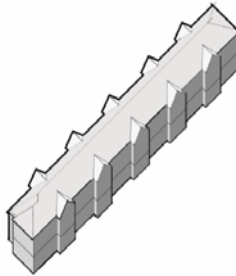
Commercial Floor Area: 55,395 ft²

Ground Floor Use: Hotel

Pedestrian Amenities: Sidewalk, landscaped hillside, street trees

Building Height: Two stories

Principal Street Classification: n/a



Type: Commercial

Floor Area Ratio FAR (Approx.)

Commercial: .56

Residential: N/A

Total FAR: .56

Project Description:

A 3-story, stucco-clad, 131-room hotel surrounded by surface parking set eight feet above the street.

Design Review:

Design Guidance

- Plant incense cedar trees in front of the blank wall facing Stone Avenue North.

Design Departures:

None

Findings:

- A typical auto-oriented hotel on a difficult site surrounded by auto-oriented uses.
- Landscaping of the short hillside between the street and the parking lot helps to create more of a pedestrian environment than is seen on surrounding parcels.
- There is no clear relationship between this building and the surrounding environment.



Denice Hunt Townhomes

620 N 85th St

Completed: 1997

Zone: NC3-40

Lot Size: 36,294 ft²

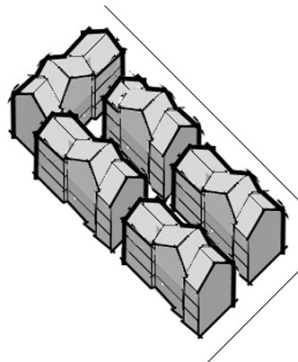
Parking Spaces: 35

Residential Units : 30

Pedestrian Amenities: Trellises,
Landscaping

Building Height: 3 Stories

Principal Street Classification: 1



Type: Single Purpose Residential

Floor Area Ratio FAR (Approx.)

Commercial: N/A

Residential: 1.1

Total FAR: 1.1

Project Description:

Five, three story structures grouped around a central green space. Parking and access are along the west side of the building.

Design Review:

Findings:

- A thoughtful response to a challenging site.
- The wall and gate effectively buffer the project from N 85th Street while not lessening the quality of the pedestrian environment.
- Extensive modulation breaks down the bulk of the five structures.



Lynn Street Apartments

2401 E Lynn Street

Completed: 1981

Zone: NC1-30

Lot Size: 11,300 ft²

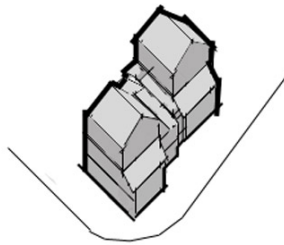
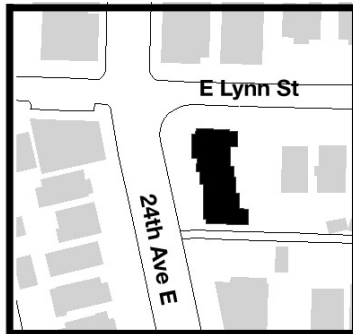
Parking Spaces: 7

Residential Units : 7

Pedestrian Amenities: Street trees

Building Height: 3 Stories

Principal Street Classification: 1



Type: Single Purpose Residential

Floor Area Ratio FAR (Approx.)

Commercial: .N/A

Residential: 1.3

Total FAR: 1.3

Project Description:

A two to three story structure housing affordable apartments clad in horizontal wood siding and aluminum windows.

Findings:

- Setback and landscaping help buffer the project from a class 1 arterial.
- Massing, scale and architectural elements fail to match either the existing residential or commercial context.

Design Review:

Pre Design Review



Burning Tree Apartments

3200 NW 65th

Completed: 1984

Zone: NC1-30

Lot Size: 6,880 ft²

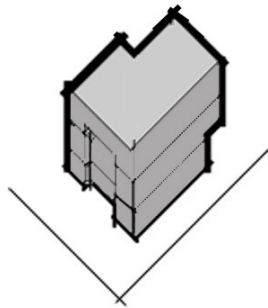
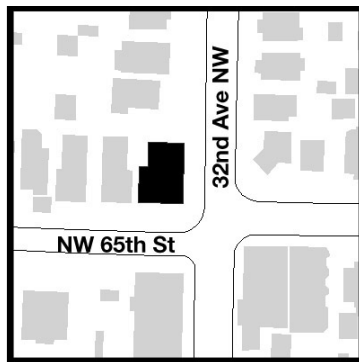
Parking Spaces: 10

Residential Units : 10

Pedestrian Amenities: None

Building Height: 3 Stories

Principal Street Classification: 3



Type: Single Purpose Residential

Floor Area Ratio FAR (Approx.)

Commercial: N/A

Residential: 1.1

Total FAR: 1.1

Project Description:

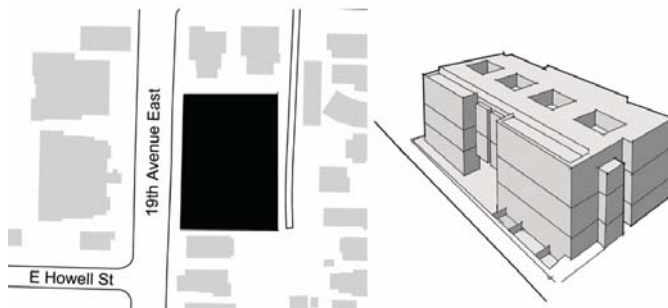
A three story structure clad in horizontal beveled wood siding with anodized aluminum fenestration; on a prominent corner lot. Parking is beneath and adjacent to the north end of the building.

Findings:

- Street-level access to ground floor units could have energized a now lifeless corner.
- A missed opportunity to strengthen a small commercial node through siting, massing and pedestrian amenities.

Design Review:

Pre Design Review

**19th Ave Lofts**1816 19th Ave**Completed:** 2003**Zone:** NC2/R-40**Lot Size:** 18,762 ft²**Residential Units:** 47**Parking Spaces:** 60**Commercial Floor Area:** None**Residential Floor Area:** 41,303 ft²**Ground Floor Use:** Residential**Pedestrian Amenities:** Individual street-level courtyards and entrances for the residential units at ground level.**Building Height:** Three stories plus mezzanine**Principal Street Classification:** N/A**Type:** Single Purpose Residential**Floor Area Ratio FAR (Approx.)****Commercial:** N/A**Residential:** 2.2**Total FAR:** 2.2**Project Description:**

A four-story residential building on the edge of the East Madison Business district that includes townhouse and loft-style condominiums.

Design Review:**Guidance Given:**

The applicant's proposal had a strong design concept that the Design Review Board felt met many of the design guidelines.

Departures:

Received a departure in dimensional standards for balconies (but provided slightly more open space area than required).

Findings:

- This new development is a well-designed blend of building types found in residential multifamily and mixed-use commercial zones.
- Locating the garage entrance on the alley helps maintain pedestrian-oriented street front continuity.
- The first story of the building is slightly pushed back and off-set from the sidewalk to offer both an open space amenity and extra privacy for residents without sacrificing the pedestrian environment.
- The scale of the building is appropriate to the neighborhood and its surroundings.